

Dear Client,

Thank you for placing your trust with us to list your property. In order to minimize vacancy periods and maximize rent potential effectively, we have created a list of standard property conditions that we strongly recommend be met prior to showing to potential clients. Upon our initial inspection, we will inform you of any items that will need to be completed, along with an estimate of costs.

The conditions are as follows:

Cleanliness (including but not limited to)

- Appliances
- Cabinets
- Showers/Bathtubs
- Sinks
- Toilets
- Mirrors/Medicine Cabinets
- Blinds
- Floors

Lawn/Yard

- No trash, junk, etc. in the yard or on the property
- Please maintain a mowed lawn

Electricity and Plumbing

- Allows for proper lighting to show your property
- Plumbing and Electricity should be in safe, proper working order
- Please call Withlacochee River Electric at 352-596-4000 for more information.

Heating and Air Conditioning

- Should be in proper working order and at a comfortable setting

Appliances

- Stove and refrigerator should be provided
- All appliances should be in good working order

Roof, Walls, and Ceiling

- Roof should not leak
- All should be in good appearance and free of cracks and damage

Floors

- Floors should be free of stains
- Any floor damage should be repaired or replaced

Security

- Doors, locks, and windows should be secure and in good working order
- Any damaged windows and screens should be repaired or replaced

Your cooperation is appreciated and is essential for us to maintain a quality level of service.

Yours truly,

New Horizon Real Estate Group